

030.A

0003

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

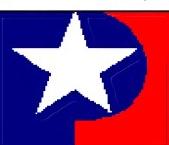
734,800 / 734,800

USE VALUE:

734,800 / 734,800

ASSESSED:

734,800 / 734,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		HARLOW ST, ARLINGTON

OWNERSHIP

Owner 1:	PEARLMUTTER NILI	Unit #:	2
Owner 2:	BEARSON TODD		
Owner 3:			

Street 1: 79 HARLOW ST #2

Street 2:

Twn/City: Arlington

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	PARADISE DONNA -
Owner 2:	-

Street 1: 79 HARLOW ST #2

Twn/City: Arlington

St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 1976 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7188																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	734,800			734,800		
Total Card	0.000	734,800			734,800	Entered Lot Size	
Total Parcel	0.000	734,800			734,800	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	371.86	/Parcel: 371.8	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	723,800	0	.	.	723,800	723,800	Year End Roll	12/18/2019
2019	102	FV	638,900	0	.	.	638,900	638,900	Year End Roll	1/3/2019
2018	102	FV	565,600	0	.	.	565,600	565,600	Year End Roll	12/20/2017
2017	102	FV	516,000	0	.	.	516,000	516,000	Year End Roll	1/3/2017
2016	102	FV	516,000	0	.	.	516,000	516,000	Year End	1/4/2016
2015	102	FV	477,100	0	.	.	477,100	477,100	Year End Roll	12/11/2014
2014	102	FV	455,600	0	.	.	455,600	455,600	Year End Roll	12/16/2013
2013	102	FV	455,600	0	.	.	455,600	455,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARADISE DONNA	47683-546		8/23/2006		495,000	No	No		
PARADISE DONNA	39624-617		6/19/2003	Family	10	No	No		
SCHAEFER SHELLE	31542-198		6/27/2000		300,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Measured	DGM	D Mann
5/16/2001	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good											Undisplayed Areas: GLA: 1976	
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir: N - NONE				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1916	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 8	BRs: 4	Baths: 2	HB					
Const Mod:				% Own: 60.00000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	8	4	2					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:									
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:									
Sec Int Wall:	%			Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors:	%			Total:	18.6	%		Heating:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	8	4						
Subfloor:				Basic \$ / SQ: 295.00				COMPARABLE SALES									
Bsmnt Gar: 3				Size Adj.: 1.18137646				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 2 - Good				Const Adj.: 0.99980003													
Insulation: 2 - Typical				Adj \$ / SQ: 348.436													
Int vs Ext: S				Other Features: 93000													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 902644													
% Com Wall:	% Sprinkled:			Depreciation: 167892													
				Deprecated Total: 734752													
MOBILE HOME				Make:													
SPEC FEATURES/YARD ITEMS				Model:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 030.A-0003-0020.0																	
More: N	Total Yard Items:	Total Special Features:				Total:											
IMAGE																	
AssessPro Patriot Properties, Inc																	